	<b>Planning and Zoning Commission</b>	<b>AGENDA</b>  # _____
	<b>STAFF REPORT</b>	

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** James Gagliardi, AICP, Planner

**MEETING DATE:** February 5, 2015

<b>REQUEST</b>
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**Request by United Engineering Group** for the following land use approval on approximately 104 acres located south of McCartney Rd acres, generally located south of where Palomino Parkway terminates at McCartney Rd (APN #s 505-03-004A, 505-03-0030, 505-03-006A, 505-03-007C):

**1. DSA-14-00163: Major Amendment to Marabella PAD. Said amendment includes the following changes:**

- a. Realignment of proposed Henness Rd
- b. Removing commercial land uses
- c. Providing new lot sizes and dimensions for single-family lots

<b>APPLICANT/OWNER</b>
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United Engineering Group	RMG Marabella, LLLP
3205 W Ray Rd Suite 1	8800 Gainey Center Dr Suite 255
Chandler, AZ 85226	Scottsdale, AZ 85285
480-705-5372	520-424-3593
<a href="mailto:abeaudoin@lvadesign.com">abeaudoin@lvadesign.com</a>	<a href="mailto:mary@ronmcrae.com">mary@ronmcrae.com</a>

<b>HISTORY</b>
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June 5, 2000: The property was annexed via Ordinance No. 1178.145.

April 19, 2006: The City Council adopted Ordinance No. 1178.262 rezoning 104 acres from UR (Urban Ranch) to the Marabella PAD (Planned Area Development) property

into the City of Casa Grande.

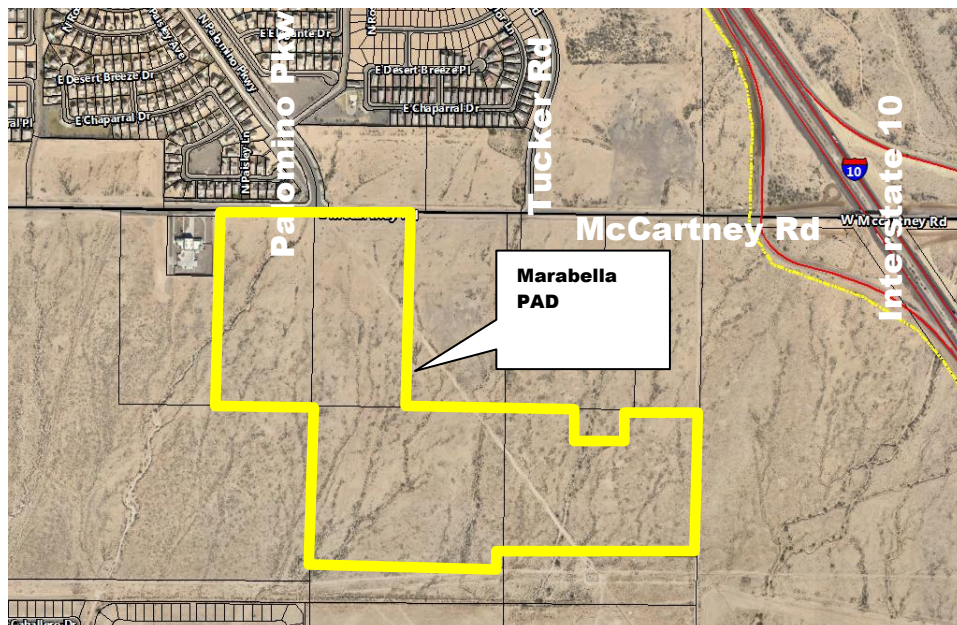
November 4, 2013:

Per Resolution No. 4630.13, the General Plan was amended, the “*Commerce and Business*” land use designation from an area that lied within the Marabella PAD, and re-designated it as a “*Neighborhoods*” land use designation.

PROJECT DESCRIPTION	
<b>Site Area</b>	104 acres
<b>Zoning</b>	Planned Area Development (PAD) Overfield Farms
<b>General Plan Designation</b>	<i>Neighborhoods</i>

SURROUNDING LAND USE AND ZONING			
Direction	General Plan Designation	Existing Zoning	Current Uses
<b>North</b>	<i>Neighborhoods</i>	McCartney Center PAD	single-family residential / undeveloped commercial
<b>South</b>	<i>Neighborhoods</i>	UR	undeveloped land
<b>East</b>	<i>Commerce and business</i>	UR	undeveloped land
<b>West</b>	<i>Neighborhoods</i>	UR	undeveloped/ City of Casa Grande Fire station.

## SITE AERIAL



## Overview

An amendment to the Marabella Planned Area Development (PAD) has been proposed (Exhibit A). The Marbella PAD was approved in 2006 providing for 278 single-family lots ranging from a minimum lot size of 7,150 sq. ft. to lots over 8,450 sq. ft. in size. Approximately 5 acres within the northeastern portion of the PAD was designated for commercial use with B-1 uses allowed. The PAD shows the alignment of future Henness Road alongside an existing gas line easement. This would result in the road entering the PAD from the SE, then exiting the PAD for a segment, then re-entering the PAD as it continued in a northwesterly direction, tying into the existing Palomino Parkway at McCartney Rd.

### Existing PAD:



An amendment is necessary because the applicant proposes to remove commercial uses out of the PAD. This meets the intent of the amendment to the General Plan that was approved in 2013, replacing the *Commerce & Business* land use designation from this PAD and replacing it with *Neighborhoods*, a land use designation with a residential-emphasis. In the place of commercial uses, 18 additional single-family lots are proposed, for a total of 296 single-family dwelling units within the PAD which have been generally re-arranged and resized. Additionally, Henness Rd is proposed to deviate from its alignment alongside the gas line easement in order to remain entirely within the



PAD as it meets Palomino Parkway at McCartney Rd. Additional connections to future neighborhoods to the south, north, and east are also shown in this revision, as well as more specificity regarding trails and open space.

**Proposed amendment:**



The PAD revision also proposes a change to lot sizes and setbacks as described in this table:

Dwelling Unit Comparison

Existing		Proposed	
Unit number	Lot size	Unit number	Lot size
105	65'X110'	193	55' X 115'
173	60' X 120'	103	60' X 120'
Development Standards		Development Standards	
Front	15 ft. /18 ft. for front-loaded garages (every 3 <sup>rd</sup> /4 <sup>th</sup> home staged 3 ft.)	Front	15 ft. /18 ft. for front-loaded garages (every 3 <sup>rd</sup> /4 <sup>th</sup> home staged 3 ft.)
Side	5 ft. / 10 ft.	Side	5 ft./10ft.
Rear	15 ft. (20 ft. for perimeter lots)	Rear	15 ft. – 10 ft. for 50% the width of the home and first floor rear patios. (20 ft. for perimeter lots)
Height	30 ft.	Height	30 ft.
Density	2.9 du/acre	Density	2.84 du/acre

### **Code Criteria**

In accordance with Section 17.68.290 of the Zoning Code, the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

#### ***Relationship of the plan elements to conditions both on and off the property;***

Marabella is a flat, currently undeveloped area. It is relatively undisturbed in its natural desert-state except for a 60 ft.-wide gas-line easement that traverses the site from a southeast to northwest direction. The only areas adjacent the site that have been developed is the McCartney Center neighborhood to the north, and the Casa Grande Fire Department to the west. The plan proposes working with the existing conditions by proposing an open-space spine and multi-use pathway identified as the “T-12 (Pipeline) Trail” within the Casa Grande Parks Master Plan alongside this pipeline, and aligning Henness to intersect at McCartney Rd where Palomino Parkway terminates. Historic drainage flows from a northeast to southwest direction across this site. The primary channel, which flows from the north through McCartney Center then exiting Marabella to the west, is shown to be an open space amenity.

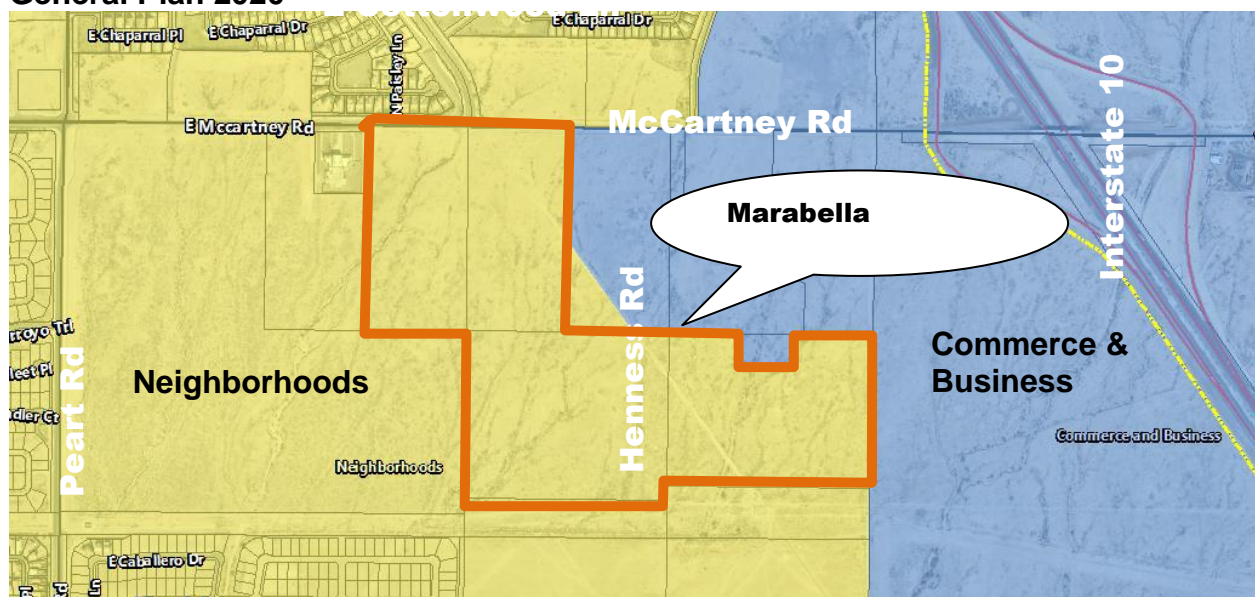
Currently, the PAD provides an open space buffer between the single-family lots and McCartney Rd as well as between the lots and the western boundary of the PAD adjacent to the fire station. The proposed amendment does not show a buffer in these areas. A landscaped open space tract is recommended in these areas to help mitigate the potential off-site impacts. Buffering lots adjacent to major arterial roads by open space is a way to help mitigate impacts from road noise, lights, and pollution. The proposed amendment shows this type of buffer provided for lots adjacent to Hennessey Rd, another major arterial within the PAD, and similarly should be offered for those lots adjacent to McCartney Rd. The concern for lots adjacent to the Casa Grande Fire Department to the west is that when trucks are dispatched, sirens and lights can be a detriment to these future homeowners. Added open space between the fire station and this area would help bolster use-to-use compatibility. A condition of approval is that the plan be revised to provide a 15 ft. to 20 ft. open space buffer between lots and McCartney Rd and between lots abutting the fire station.

### ***Conformance to the City's General Plan;***

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for an assortment of residential neighborhoods with a range of densities. The primary objective is to have a mix of residential neighborhoods that are well designed places.

As previously mentioned, a General Plan Amendment was approved in 2013, removing *Commerce & Business* out of the Marabella PAD, making it exclusively designated as *Neighborhoods*. The *Neighborhoods* land use category has an overall target density of 4 dwelling units per acre. The proposed density of this PAD is 2.9; thereby meeting the intent of the General Plan.

### **General Plan 2020**



***Conformance to the City's Zoning Ordinance: PAD Design Standards;***

This PAD is subject to the 2003 edition of “*Design Standards for Planned Area Developments*”; adopted via Resolution No. 2694.2. These standards cover various requirements such as open space allotment, front yard landscaping, housing product, lot sizes, and setbacks.

Within the *Design Standards for Planned Area Developments*, it is stated that the Planning and Zoning Commission and Council may depart from some of these standards if it can be demonstrated that the development proposal is so unique to the City that strict conformance with all of the design standards would be counter-productive to achieving the diversity, creativity, and sustainability sought in the PAD. Council may alternatively approve the use of unlisted requirements if the desired diversity objectives are achieved.

Marabella proposes to comply with many of the requirements, however, the applicant is asking for deviation from the standards that pertain to the required balance of lot sizes and side-yard setbacks.

Within “*Section 2: Single-family lot sizes*” of the PAD Design Standards, there is a requirement that states:

- ***For every single-family lot less than 7,000 sq. ft. in area, an equal number of lots that are at least 8,000 sq. ft. in area shall be provided.***

The applicant proposes to modify this requirement for the Marabella PAD. Currently, Marabella has no lot less than 7,150 sq. ft. in size. The proposed amendment entails offering two single-family residential types—lots with a minimum area of 55 ft. X 115 ft. (6,325 sq. ft.) and lots with a minimum area of 60 ft. X 120 ft. (7,200 sq. ft.) (Exhibit B). Within both areas, there will be lots that are significantly larger in size than the minimums—some lots exceeding 17,000 sq. ft. along cul-de-sacs and knuckles—raising the overall average lot size for the PAD to 7,439 sq. ft. In PADs where half the lots are 6,000 sq. ft. and the other half of the lots are 8,000 sq. ft., this particular PAD design standard is met, and the resulting mean lot size would be 7,000 sq. ft. The applicant contends that the intent of this particular PAD design standard is similarly met with this proposal, because although there aren’t an equal number of lots at least 8,000 sq. ft. for every lot less than 7,000 sq. ft., the average lot size will be 7,439 sq. ft.; thereby meeting the intent of this standard. The applicant further notes that the PAD standards require 15% minimum open space whereas Marabella proposes 21.7%, much of which is in the forms of trails, tot lots, and parks—creating an openness and public space amenity. The applicant feels that this adds further justification to the two deviations to the PAD Design Standards because the loss of lot space is made up for the gain in community space.

However, staff would disagree and believes that the PAD should be amended to reflect that the lot mix will comply with the PAD residential guidelines regarding lot sizes.

Within *Section 3: Setbacks* of the PAD Design Standards, there is a requirement that states:

- ***A minimum 10 foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard***

In both the current and proposed Marabella PAD, the side yard setback is varied from this standard in that the minimum side yard setback is 5 ft. on one side and a minimum of 10 ft. on the other side. The applicant feels this deviation is justified because it is the standard side yard setback currently approved for Marabella, and it is also a common deviation in many single-family residential PADs. If this PAD were instead a traditionally-zoned single-residential neighborhood in Casa Grande, the side yard would similarly be 5 ft. /10ft.

Based upon the fact that the current approved PAD for the Marabella development allows side yard setbacks of 5 ft. /10 ft. staff is recommending that this deviation from the residential PAD standards be allowed to be continued with the amended PAD...

***The impact of the plan on the existing and anticipated parking and traffic conditions;***

A Traffic Circulation Study was reviewed and found acceptable by the City Traffic Engineer. Future reviews of development within the PAD will explore possible contribution to traffic signal costs to McCartney Rd.

One of the significant changes to the Marabella PAD is the re-alignment of Henness Rd and the cross-sections provided for it (Exhibit C). The amendment proposes an “enhanced parkway” design with an abundance of landscaping along it. Sidewalks, bike lanes and vehicle travel lanes will initially be developed near the edges of the right of way, with future travel lanes and the median provided in the center at a point in the future. Both Henness Rd and McCartney are to be 140 ft. wide, major arterial roads.

Cross sections of local streets have also been provided in the PAD.

***The adequacy of the plan with respect to land use;***

The proposed land use map (Exhibit B) proposes an arrangement which places the single-family residential areas with smaller lots and greater density closer to major roads and closer to adjacent land uses that are more intense. The single-family residential areas with larger lots and less density are placed more internal to the PAD as well adjacent to less-intense land use designations. This is a good transition and arrangement of uses with respect to the plan.



### **Pedestrian and vehicular ingress and egress;**

The PAD proposes an internal street network found acceptable by staff. More specified circulation will be reviewed at the time of individually developed parcels. The site proposes well-planned pedestrian connectivity to neighborhoods by detailing “paseos” linking one residential area to another (Exhibit D). Staff has concern with the vehicular ingress and egress onto McCartney Road, however. The PAD amendment proposes vehicular outlets onto McCartney Rd east and west of Henness Rd from local streets within the PAD’s northern residential areas. As a condition of approval, these outlets onto McCartney should be eliminated, as intersections onto a major arterial road should be limited. Accesses to these neighborhoods are alternatively gained off of points along Henness Rd.

### **Building location, height & Building Elevations;**

Elevations will be submitted as part of a housing product package to be considered for approval by Planning Commission meeting the PAD residential design standards and the development standards as set forth within this PAD. Building location and height are discussed in more detail on Table 1 on page 16 of the PAD (Exhibit A). The proposed PAD requests that the rear setback for lots be revised to allow a ten foot rear yard setback for 50% of the width of the house and for first-floor covered patios. Otherwise the rear setback would remain at 15 ft., except all perimeter lots are to have a 20 ft. setback.

### **Landscaping;**

Landscaping detail has been proposed for the PAD (Exhibit E). As each parcel develops, specific landscape plans will be provided and reviewed for adherence to the PAD and City Code in conjunction with the Preliminary Plat review. Per the *Design Standards for Planned Area Developments*, a landscape package will be provided at the time of housing product review for individual front yard landscaping.

### **Lighting;**

Streetlights will be evaluated in conjunction with the submittal of future Preliminary Subdivision Plats.

### **Provisions for utilities;**

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water - Arizona Water Company
- Electricity - APS
- Gas - Southwest Gas
- Communications - Cox Cable/CenturyLink

**Site drainage; Grading;**

The preliminary drainage report has been accepted by the City Drainage Engineer. Within the PAD amendment, a Preliminary Drainage Plan (Exhibit F) has been provided identifying flow directions and conceptual basin locations. None of the area is within a floodplain or floodway.

**Open space;**

The PAD proposes 22.32 acres of open space, seven more acres than the minimum required for open space requirements of PADs. Many of the recreation areas provided will be within 400 ft. of the dwelling units, the furthest distance from a dwelling unit and a recreation area being 800 ft. The open space concept plan can be seen on Page 20 within Exhibit A.

**Loading and unloading areas;**

NA

**Signage, Walls; Screening**

Marabella will have a wall around the perimeter of the development. It will be constructed of unit-type concrete materials and stone unit or veneer accents. The entrances will also be accented with increased vegetation as shown upon page 18 of the PAD Guide (Exhibit 1).

**Setbacks**

Setbacks as proposed (discussed above) are adequate to provide sufficient space between structures.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

Public hearing notification included:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on January 20, 2015.
- A notice was mailed on January 20, 2015 to the property owners within 300 ft. of the PAD. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant at the subject site prior to fifteen days of the public hearing. An affidavit confirming this posting was also supplied by the applicant.

## **Inquiries/Comments**

One email was provided expressing opposition to the Marabella PAD, citing concerns of the draw to the sewer system that the McCartney Center PAD utilizes (Exhibit F). Staff does not see this as an applicable concern because the PAD identifies the placement of a separate 15" sewer line along McCartney Rd as well as a 10" line down Henness Rd) for the service of the Marabella PAD.

<b>STAFF RECOMMENDATION</b>
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**Staff recommends the Commission forward a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-14-00163) for Marabella PAD to City Council with three conditions:**

- 1. Revise the plan to provide a 15 ft. to 20 ft. open space buffer between lots and McCartney Rd and between lots abutting the fire station.**
- 2. The access points onto McCartney Rd from local streets east and west of Henness, be eliminated.**
- 3. The PAD amendment shall be revised to comply with the Residential PAD Guideline which requires that for every lot less than 7,000 sq. ft. an equal number of lots of at least 8,000 sq. ft. be provided.**

## **Exhibits**

- A – PAD Guide
- B – Proposed land use map
- C – Street cross sections
- D – Paseos and parks
- E – Landscaping
- F – Drainage
- G – Letter of opposition

## **Exhibit A – PAD Guide**

Provided as a separate document

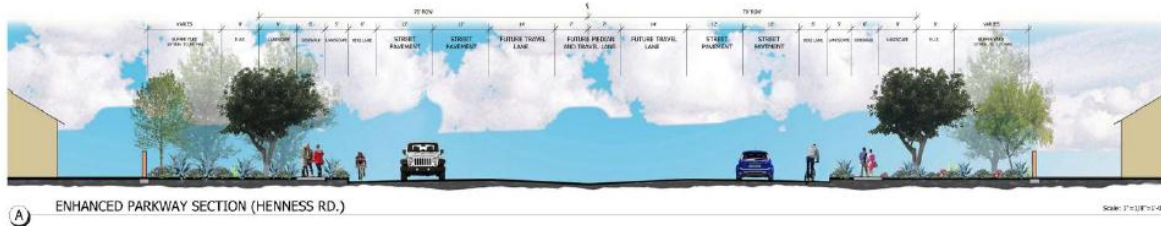
Exhibit B – Proposed land use map



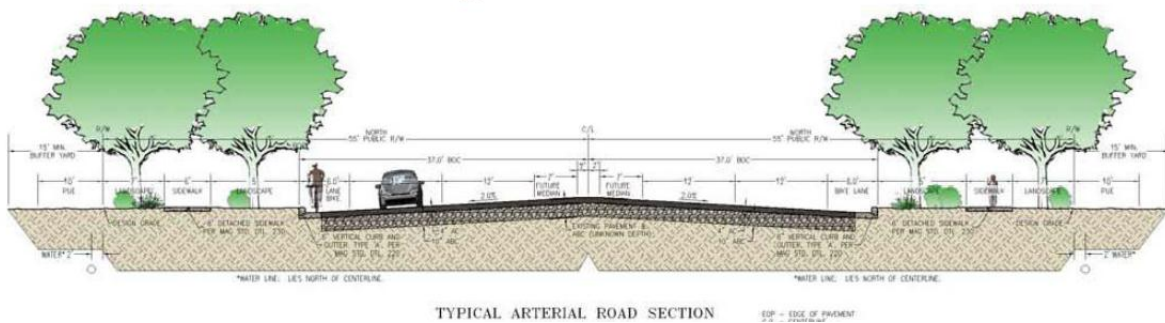


## Exhibit C – Street cross sections

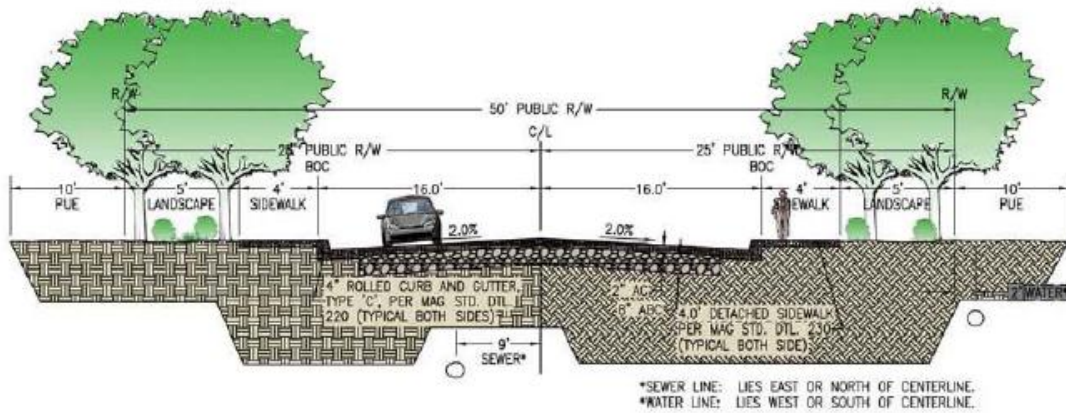
### Exhibit 5 – Conceptual Enhanced Parkway (Henness Road)



### Exhibit 6 - Typical Arterial Road R.O.W. Section



## Exhibit 7 - Typical Local Street R.O.W. Section



## TYPICAL LOCAL STREET (NOT TO SCALE)

C/L - CENTERLINE  
 R/W - RIGHT OF WAY  
 BOC - BACK OF CURB  
 PUE - PUBLIC UTILITIES



## \*ALTERNATIVE MINOR COLLECTOR AT ENTRANCES ONLY (NOT TO SCALE)

C/L - CENTERLINE  
 R/W - RIGHT OF WAY  
 BOC - BACK OF CURB  
 PUE - PUBLIC UTILITIES

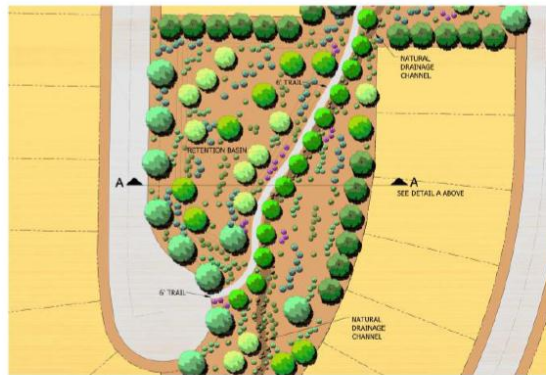
## Exhibit 8 - Alternative Minor Collector Street R.O.W. Section

## Exhibit D- Paseos and parks



A TYPICAL PASEO ELEVATION

Scale: 1/8"=1'-0"



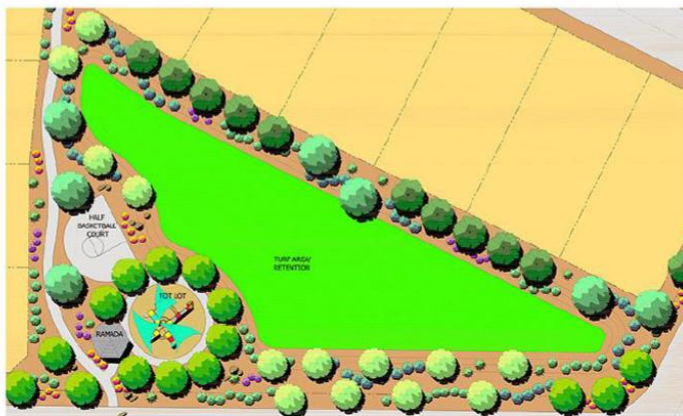
B TYPICAL PASEO PLAN

Scale: 1"=30'



A CONCEPTUAL PARK ELEVATION

Scale: 1/8"=1'-0"



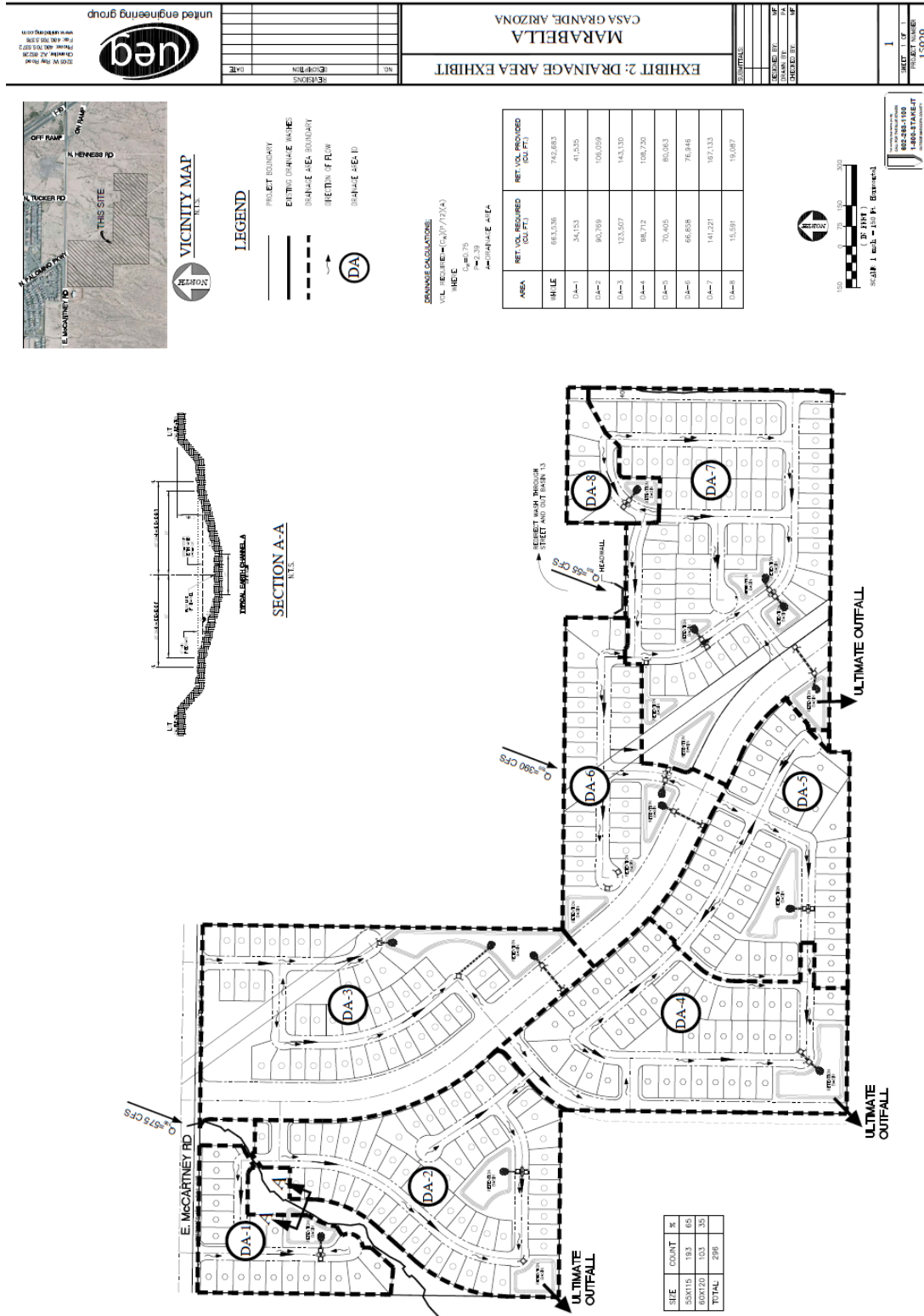
B CONCEPTUAL PARK PLAN

Scale: 1"=30'



## Exhibit E – Landscaping







## **Exhibit G- Letter of Opposition**

**I object to this Plan.**

**I designed and built the sewer line in McCartney Road.**

**There is "NO" capacity in this sewer line for this or any other development except for McCartney Center PAD.**

**I object to the City allowing landowners who did not pay a penny for this sewer line to take away the capacity that is solely for the use of McCartney Center PAD.**

**Tom Eggert  
602.315.6777**